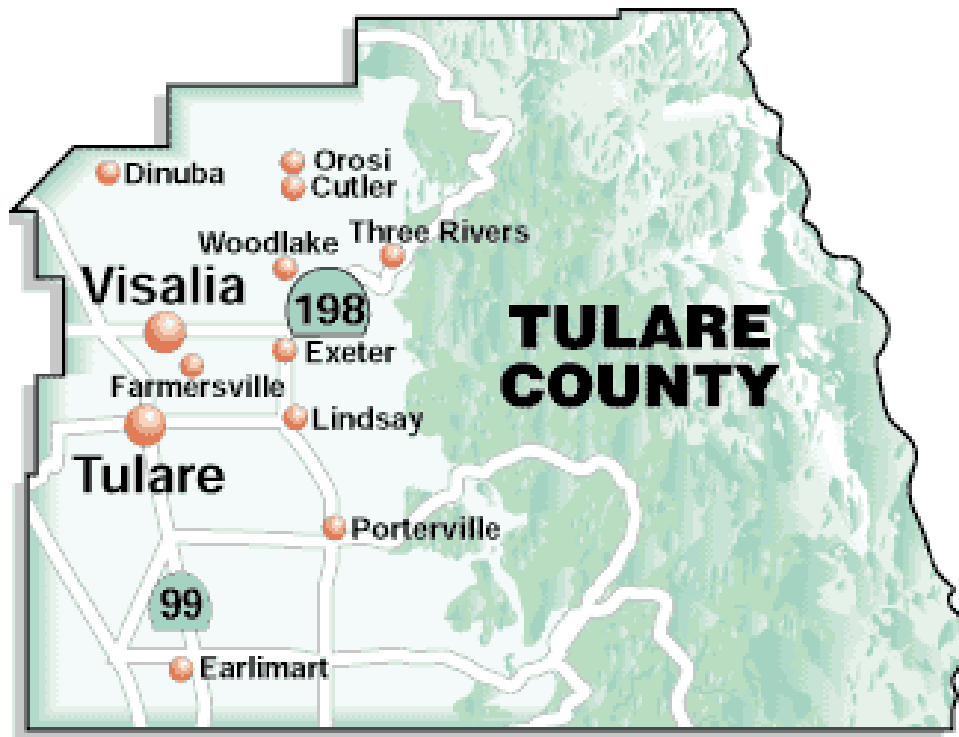


Moving to Work

FY 2014-2015 Annual Plan

Housing Authority of the County of Tulare



Submitted May 22, 2014
Resubmitted May 1, 2015

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Section I: Introduction

Background: The Housing Authority of the County of Tulare (HATC) was established in 1945. It initially sought to provide affordable housing for returning WWII veterans and their families. However, since its establishment, it has incorporated numerous, different programs into its housing portfolio. These programs are funded by various types of agencies that include the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC), California's Rental Housing Construction Program (RHCP), HOME, City Redevelopment Agencies (RDA) and other local agencies. HATC is also a current participant of the Moving to Work (MTW) Demonstration Program. This demonstration is an effort by HUD to facilitate program innovations that work towards enhancing the efficacy of PHAs. HATC has capitalized on the organizational and procedural flexibilities gained through its participation in the MTW Demonstration Program to become a more effective and efficient agency. Currently, HATC provides affordable and well-maintained rental housing to over 5,000 households throughout Tulare County.

Mission Statement: To provide affordable, well-maintained rental housing to qualified low and very low-income families. Priority shall be given to working families, seniors and the disabled. Tenant self-sufficiency and responsibility shall be encouraged. Programs shall be self-supporting to the maximum extent feasible.

Our mission statement was instituted prior to HATC's participation in the MTW Program. However, the commencement of the MTW Demonstration Program provided HATC the opportunity to utilize the program flexibilities to provide our families with the necessary tools to establish responsibility and achieve self-sufficiency. Furthermore, the organizational vision of HATC has always worked to achieve administrative efficiency and effectiveness. HATC's mission, vision and strategic objectives are effectively aligned with the three primary MTW statutory objectives:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participants in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. Increase housing choices for low-income families.

Since its inclusion in the MTW Demonstration Program on May 1, 1999 HATC has worked to develop and implement policies that further promote the noted MTW statutory objectives. The cohesiveness of HATC's internal mission, vision and goals, along with the three MTW statutory objectives, has constructed a detailed set of MTW short and long term goals and objectives for our agency.

Short Term Goals: HATC's 2014-2015 MTW short term goals and objectives for its employees and its agency include:

1. Reducing cost by achieving greater cost effectiveness in federal expenditures.
2. Increase incentives for families to seek employment, meet educational goals or to participate in job-training programs to achieve economic self-sufficiency. Decrease incentives for families to underreport income by establishing fixed subsidies and fixed rents.
3. Increase housing choices for program participants.
4. Increase organizational efficiency by improving productivity and work quality through the reduction of calculation errors and unnecessary work volume.

Section I: Introduction

All of the goals and objectives are accomplished through the implementation of Ongoing MTW Activities (Section VI). HATC will further elaborate on how these goals and objectives are being met throughout this fiscal year in Section VI of this Plan, and in a proposed new activity in Section V.

Long Term Goals: HATC has long worked towards developing and implementing a MTW Program that emphasizes organizational efficiency and effectiveness while establishing incentives for participants to become self-sufficient. Our MTW Program is driven by the values outlined in the three primary MTW statutory objectives; our long term goal is to continue to seek program innovations that will further enhance their completion.

HATC continuously works to achieve a MTW Program that reduces cost through the streamlining and simplification of operations, without jeopardizing program integrity. Our MTW Program outcomes and achievements display the overall effectiveness and value of the MTW Demonstration. We work with the goal of being an innovative MTW agency, one that can demonstrate the benefits of the of the overall demonstration program. While our agency is pleased to receive a ten year MTW Agreement extension from HUD to 2028, our long term goal is to establish a permanent MTW contract with HUD through the consistent achievement of the three MTW statutory objectives.

Section II: General Housing Authority Operating Information

II.1.Plan.HousingStock A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
PIC Dev. # /AMP PIC Dev. Name	0	0	0	0	0	0	0	0	Type Noted *	0	0
Total Public Housing Units to be Added								0			
* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other If Other, please describe: N/A											

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PIC Dev. # /AMP PIC Dev. Name	0	N/A
Total Number of Units to be Removed	0	

Section II: General Housing Authority Operating Information

New Housing Choice Vouchers to be Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
Property Name	0	N/A
Anticipated Total New Vouchers to be Project-Based	0	<p>Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year</p> <p>Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year</p>

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year

No changes to the housing stock anticipated during the fiscal year.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

Section II: General Housing Authority Operating Information

General Description of All Planned Capital Fund Expenditures During the Plan Year

HATC will continue to own and manage 710 Public Housing units. There is no plan to develop additional public-housing units; nor do we plan on removing any units from our inventory. There will be an investment of \$1,176,732 in Capital Fund improvements. The noted expenditures will cover maintenance and rehabilitation in public-housing units within the following four AMPS: CA030000805 (Dinuba Area), CA030000810 (Tulare Area), CA030000815 (Visalia Area), and CA030000817 (Porterville Area). Capital Fund expenditures in CA030000805 will cover the following rehabilitation projects: replacement of stoves and refrigerators, asphalt improvements, fence replacements, and landscaping improvements. Capital Fund expenditures in CA030000810 will cover the following rehabilitation projects: flooring replacements, replacement of refrigerators, rehabilitation of interior paint, repair/replacements of ranges, landscaping improvements, improvements of cabinets and countertops, replacement of doors, and Air Conditioning unit improvements. Capital Fund expenditures in CA030000815 will cover a large range of capital rehabilitation projects, including roofing replacements, landscaping improvements, carpet replacement along with Air Conditioning and Heating unit improvements. Lastly, Capital Fund expenditures in CA030000817 cover the following capital rehabilitation projects: gutter replacements, improvements of cabinets and countertops, dishwasher replacements, interior and exterior painting, carpet replacement as well as Air Conditioning and Heating unit improvements.

Section II: General Housing Authority Operating Information

II.2.Plan.Leasing

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	710	8,520
Federal MTW Voucher (HCV) Units to be Utilized	2,841	34,092
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	240	2,880
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	3,791	45,492

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

HATC is not out of compliance with any of the statutory MTW requirements.

Section II: General Housing Authority Operating Information

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program

Description of Anticipated Leasing Issues and Possible Solutions

Not Applicable

N/A

II. 3. Plan. Wait List

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Public Housing Units	Site-Based	7,808	Open	N/A
Federal MTW Housing Choice Voucher Program	Community-Wide	16,377	Open	N/A

Rows for additional waiting lists may be added, if needed.

* Select Housing Program: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

Section II: General Housing Authority Operating Information

**** Select Wait List Types:** Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

***** For Partially Open Wait Lists,** provide a description of the populations for which the waiting list is open.

N/A

If Local, Non-Traditional Housing Program, please describe:

N/A

If Other Wait List Type, please describe:

N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

No anticipated changes in the organizational structure of the wait list or its policies.

Section III: Proposed MTW Activities

(III) Proposed MTW Activities: HUD Approval Requested

Imputed Minimum Income for Work-able adults in Elderly or Disabled Households

Description of MTW Activity

HATC is proposing to use a minimum or 'imputed' income for work-able adults in elderly or disabled households. At the present, HATC has mainly encouraged families who do not fall into the elderly or disabled head of household category to become self-sufficient by establishing a time limit, fixed rents, and fixed subsidies. Elderly and disabled households have not been subjected to time limits and the rent for these households is computed using traditional Section 8 Housing Choice Voucher Program (HCV) and Public Housing program regulations with some minor differences in the income and rent computation. As a result, HATC believes that in some cases, families have taken advantage and have used family members who are elderly/disabled as head of household to exclude them from time limits and fixed rents/fixed subsidies; albeit with work-able family members in the household.

As a result, HATC is proposing to establish an 'imputed' income of \$8,000 per work-able adult in an elderly or disabled household. This 'imputed' income amount will be used to compute the household's rent portion. In order to determine the 'imputed' income amount, HATC used California's present minimum wage (\$8.00 per hour), multiplied it by a twenty (20) hour work week, and rounded down to the nearest thousand. Should the minimum wage increase or decrease over time, the 'imputed' income amount is also subject to change.

If a work-able individual already has income which they are reporting, HATC will use that income or the 'imputed' amount, whichever amount is greater. Work-able is defined as an adult under the age of fifty-five (55) who is not a dependent and who does not meet HUD's definition of a disabled person. This definition also applies to full-time students. These households would still be entitled to eligible income deductions and would continue to be excluded from any imposed time limits. 'Imputed' income would not be used to determine income qualification under established income limits.

A Hardship policy will be enacted so that families with extenuating circumstances are able to request permanent or temporary exclusion from the 'imputed' income provision.

Relation to Statutory Objective

This activity will increase agency rental revenue, increase household income, increase cost effectiveness, and increase positive outcomes in employment status. HATC is required to report on two additional metrics, SS#4: Households Removed from Temporary Assistance for Needy Families (TANF) and SS #8: Households Transitioned to Self-Sufficiency. Baselines and benchmarks will be presented for these two metrics; however, HATC does not anticipate any type of fluctuation in future data presented for them.

Section III: Proposed MTW Activities

Anticipated Impact

HATC believes that it will see a decrease in the number of households with work-able adults with no employment income, as HATC believes that work-able household members will no longer be deterred from working since they will be subject to the 'imputed' income amount anyway.

Anticipated Schedule

HATC plans to implement this activity January 1st, 2015.

Baselines, Benchmarks, and Metrics

CE #5: Increase in Agency Rental Revenue in Dollars				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount in dollars of annual rental revenue from participants affected by Proposed Activity One	\$64,260 in annual rental revenue from participants affected by Proposed Activity One	\$89,760 in annual rental revenue from participants affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

SS#1 Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount in dollars of annual earned income per Moving-to-Work participant affected by Proposed Activity One	\$2,5000 in average annual earned income per Moving-to-Work participant affected by Proposed Activity One	\$3000 in average annual earned income per Moving-to-Work participant affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

Section III: Proposed MTW Activities

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number/Percentage of households with able bodied member that are employed full-time affected by Proposed Activity One	Seventeen (17) number of households with able members that are employed full time affected by Proposed Activity One	Twenty-seven (21) number of households with able members that are employed full time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report
	8% of households with able members that are employed full time affected by Proposed Activity One	10% of households with able members that are employed full time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number/Percentage of households with able bodied member that are employed part-time affected by Proposed Activity One	Forty-three (43) number of households with able members that are employed part-time affected by Proposed Activity One	Fifty-one (52) number of households with able members that are employed part-time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report
	22% of households with able members that are employed part-time affected by Proposed Activity One	26% of households with able members that are employed part-time affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

Section III: Proposed MTW Activities

SS#4: Households Removed from Temporary Assistance for Needy Families (TANF)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Decrease in number of households receiving assistance (percentage) affected by Proposed Activity One	29% of households receiving assistance affected by Proposed Activity One	0% decrease in the number of households receiving assistance affected by Proposed Activity One	To be provided in Annual MTW Report	To be provided in Annual MTW Report

SS# 8: Households Transitioned to Self-Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in number of households (percentage) transitioned to self-sufficiency as a result of Proposed Activity One.	To be tracked at the implementation of this Annual Plan	0% increase in the number of households transitioned to self-sufficiency as a result of Proposed Activity One.	To be provided in Annual MTW Report	To be provided in Annual MTW Report

The final projected outcome for this activity for each 'Standard HUD Metric' is to be determined.

Data Source from Which Metric Data will be Compiled

HATC identified 199 elderly or disabled households which would be affected by the implementation of this activity. With the passage of time as households come onto the program or as they leave the program, HATC expects this initial number to change.

As a result of the potential change in the total amount of affected families, HATC will be averaging a majority of its data to establish baselines and benchmarks. Such data is obtained from our internal housing software and compiled by our Information Technology department.

Section III: Proposed MTW Activities

Authorization Needed and Justification

This activity is authorized under Section C.11. and D.2.a of Attachment C of the Amended and Restated Agreement. These authorizations are required as they allow HATC to adopt or implement any 'reasonable' policy to establish rents and or subsidy levels.

Impact Analysis

A majority of the affected participants for Proposed Activity One will see an initial impact on their rent and/or subsidy amount. However, this impact is necessary in order to dissuade work-able family members from using elderly or disabled family members in an effort to avoid time limits and/or fixed subsidies. This will also motivate those work-able household members who are not working to seek potential employment and positively change their employment status.

All MTW Households with One or More Able Bodied Members								
*Impact on Tenant Rent								
	One Able Bodied Member		Two Able Bodied Members		Three Able Bodied Members		Four Able Bodied Members	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No Change	22	11.06%	0	0.00%	0	0.00%	0	0.00%
\$1 to \$50 Increase	6	3.02%	6	3.02%	0	0.00%	0	0.00%
\$51 to \$100 Increase	3	1.51%	4	2.01%	1	0.50%	1	0.50%
\$101 to \$150 Increase	21	10.55%	0	0.00%	0	0.00%	0	0.00%
\$151 to \$200 Increase	40	20.10%	0	0.00%	0	0.00%	0	0.00%
\$201 to \$250 Increase	72	36.18%	0	0.00%	0	0.00%	0	0.00%
\$251 to \$300 Increase	0	0.00%	4	2.01%	0	0.00%	0	0.00%
\$301 to \$350 Increase	0	0.00%	2	1.01%	0	0.00%	0	0.00%
\$351 to \$400 Increase	0	0.00%	15	7.54%	1	0.50%	0	0.00%
Over \$400 Increase	0	0.00%	1	0.50%	0	0.00%	0	0.00%

All MTW Participants Affected by Proposed Activity One		
Category	Impacted	
	Number	Percent
HOH is Elderly	48	24.12%
HOH is under 62 and Disabled	151	75.88%
HOH is female	146	73.37%
HOH is only adult in the Household	0	0.00%
Household with Children	99	49.75%
HOH is White	63	31.66%
HOH is Black	17	8.54%
HOH is American Indian/Alaska Native	0	0.00%
HOH is Asian	10	5.03%
HOH is Native Hawaiian/Pacific Islander	2	1.01%
HOH is Hispanic or Latino	107	53.77%
*Total Workable Households	199	

***Note that Workable Households may appear in multiple categories.**

Section III: Proposed MTW Activities

As a result of the impact in tenant rent, HATC does anticipate an unintended impact in displacement prevention. The addition of imputed income will result in a rent increase for those participants impacted by the activity. While it is not the goal of HATC to increase the participant's rent, it does foresee the rise of participants becoming delinquent in rent payment, and thus the increase in the number of displaced households as a result of eviction. Since displacement prevention is a 'Standard HUD Metric', HATC will also measure/track the number of households who are negatively impacted. See baseline, benchmark, and metrics for negative impact in the next table.

HC #4: Displacement Prevention				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Public Housing households that have been evicted for non-payment of rent	Two (2) Public Housing households have been evicted for non-payment of rent	Three (3) Public Housing households evicted for non-payment of rent	To be provided in Annual MTW Report	To be provided in Annual MTW Report

HC #4: Displacement Prevention				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Section 8 households that have reached zero subsidy	Thirteen (13) Section 8 households currently at zero subsidy	Four (4) additional Section 8 households reaching zero subsidy	To be provided in Annual MTW Report	To be provided in Annual MTW Report

Hardship Case Criteria

Since HATC's established Hardship Committee only meets two to three times per year due to the schedules of the committee members, HATC believes that such a schedule would be unfair to families requesting hardships created by the imposition of imputed income for work-able family members of affected households. These requests would typically be made at either the initial eligibility screening for assistance, at the time of their annual re-examination, or during an interim redetermination. Therefore, HATC has determined that any request(s) made that requires immediate review will be forwarded to the Hardship Committee members as soon as possible, and a phone conference will be held in which committee members are able to discuss the request(s) and render their decision(s). Any request(s) that would not impact the family immediately may be held and reviewed until meeting time.

Section III: Proposed MTW Activities

Families can request a hardship which would grant them an exemption or temporary stay of the implementation of an imputed income calculation if there are unforeseen or extenuating circumstances that would create a hardship if such income were used in the calculation of rent for the household. These circumstances would be considered on a case-by-case basis.

Families may also request a hardship in which the disabled household member requires one of his/her work-able family members to act as a caretaker on their behalf. Such work-able family members are not considered live-in aides. These work-able members are obligated for the support of the person and would be living in the unit if such care was not necessary. Written certification from a doctor or rehabilitation agency that such care is needed will be requested as an attachment to the hardship request.

Decisions by the committee could include complete exclusion for a member or members if circumstances warranted, or could include a temporary exclusion for conditions such as maternity leave, temporary disability, etc. Such temporary exclusions could include a requirement by the committee that excluded family members attend an assessment to determine their future ability to be employed.

Requests for hardships would be made in writing and presented to the committee for consideration. Families would be informed of committee decisions in writing. Any decisions made by the Hardship Committee are final. See Appendix A for HATC's hardship policy.

Annual Reevaluation of Rent Reform Activity

At this time, HATC will still conduct annual re-examination on all Moving-to-Work participants. If after the implementation of this activity, HATC feels that the negative impacts outweigh the goals of the Moving-to-Work program, it will re-evaluate the 'imputed' income amount and potentially lower it.

Transition Period

HATC anticipates beginning this activity on January 1st, 2015. All annual re-examinations with effective date January 1st, 2015 will be impacted and all other families will be impacted at the time of their re-examination date. All new participants of the Moving-to-Work program who enter on or after January 1st, 2015 will be affected by this activity as well.

HATC has made outreach to partnering agencies in an effort to introduce the proposed activity and address any concerns they may have. All partnering agencies such as, Community Service Employment Training (CSET), Central Valley Regional Center (CVRC) and Legal Aid are supportive of the implementation of the proposed activity. HATC also received support for the proposed activity from its Residents Counsel. However, they have one shared concern: the negative impact the proposed activity may have on households with full-time college students.

HATC has taken these comments under advisement and will move forward with the plan to implement the Activity as is outlined in this report. HATC explained that as part of its MTW participation, financial aid is included as countable income. As a result, HATC anticipates that households with students will be minimally impacted. HATC did convey that it would be willing to amend some aspects of the proposed activity should households with full-time college students become severely affected.

Section IV: Approved MTW Activities

<i>(IV) Approved MTW Activities</i>			
Activity Number	Activity Name	Year Identified/ Implemented	Authorizations
One	Administrative Cost Savings and Self Sufficiency	1999/1999 and 2008/2009	Attachment C: Section C.11 and Section D.2
Two	Increase Housing Choices	2008/2009	Attachment C: Section D.2 (a)
Three	Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW Program	2009/2009	Attachment C: Section C.11 and Section D.2
Four	Project Based Section 8	2008/2011	Attachment C: Section D.1 (e) and Section D.7
Five	Development of Additional Affordable Housing	2009/2009	Attachment C: Section B.1 (b) and Section B.2 and Attachment D of the Standard MTW Agreement

(IV) Approved MTW Activities: (A) Implemented Activities

Activity One – Administrative Cost Savings and Self Sufficiency:

From the beginning of the MTW Demonstration Program, HATC has participated in activities which help reduce administrative errors, increase efficiency and potentially reduce staffing in an effort to achieve greater cost effectiveness in federal expenditures. These objectives are accomplished through the implementation of the following components:

- A. Fixed-proration amounts for mixed-family households with ineligible-alien-status family members. This was implemented at the onset of MTW in 1999 for program participants receiving fixed subsidies and subject to time limits; for all remaining families, this was planned in 2008 and implemented in 2009.
- B. Requiring Section 8 landlords to use the HUD-model lease. This was planned and implemented in 1999.
- C. Changing the definition of income to include “all income into the home of all MTW families.” This was planned in 2008 and implemented in 2009.
- D. Elimination of UAP payments by the establishment of a \$0 minimum rent. This was planned in 2008 and implemented in 2009.
- E. Allowing qualified participants to select a flat- or fixed-medical deduction instead of going through the extensive medical-expense-verification process. This was planned in 2008 and implemented in 2009.
- F. Converting all able-bodied families who entered our program before May 1999 to programs with fixed rents/subsidies and time limits. This was planned in 2008 and implemented in 2009.

Section IV: Approved MTW Activities

- G. Fixed rents on the public-housing program for non-elderly or disabled families. This was planned and implemented in 1999.
- H. Fixed subsidies on the Section 8 program for non-elderly or disabled families. This was planned and implemented in 1999.
- I. A five-year time limit on assistance for non-elderly or disabled families. This was planned and implemented in 1999.

Activity Update: This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2014-2015). There have been no changes to Attachment C Authorizations.

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metrics:

CE#2: Staff Time Savings

The implementation of components B, E & F helps achieve administrative efficiency and increase administrative savings. The following metric will calculate the amount an eligibility clerk and our Occupancy Program Specialist dedicate to process a non MTW File. The methodology of this metric is constructed by imputing a baseline that is derived based on projecting the extra amount of time it takes to process a non MTW file our La Serena Project, which is operated under Traditional Section 8 Regulations. The imputed baseline will also factor in the amount of staff time that it takes to calculate medical allowances, this calculation is based on the number of families that choose to have flat medical allowances.

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total number of hours spent to process a File without components of Activity One.	<i>Clerks hours to review Non MTW Case=</i> Income Verification: 468 Retro Rents: 216 Medical Allowance: 167 <i>Occupancy Program Specialist hours to review Non MTW Case:</i> Retro Rents: 108 Leases: 60 TOTAL STAFF HOURS SPENT PRIOR TO ACTIVITY=1019	<i>Clerk hours to review MTW Case=</i> Income Verification: 0 Retro Rents: 0 Medical Allowance: 0 <i>Occupancy Program Specialist hours to review MTW Case:</i> Retro Rents: 0 Leases: 0 ANTICIPATED TOTAL STAFF HOURS= 0	To be provided in Annual MTW Report	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

CE#1: Agency Cost Savings

Components B, E & F of Activity One help achieve administrative cost effectiveness and reduce overall federal expenditures. By utilizing the projected amount of total time savings (CE#2) we calculated the average amount of money that is being saved through the implementation of Activity One. The projection is based on the amount that is being saved in comparison to the amount of time that would be spend on managing and processing a non MTW file at La Serena, which is operated under traditional Section 8 Regulations.

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Total cost to process a File without components of Activity One in dollars (decrease).	Clerk Labor→851Total Hours (See CE#2) x \$41.91 per hour = \$35,665 Occupancy Program Specialist Labor→ 168 Total Hours (See CE#2) x \$57.49 per hour= \$9,658 TOTAL COST PRIOR TO ACTIVITY = \$ 45,323	Clerk Labor→0 Total Hours (See CE#2) x \$41.91 per hour = \$0 Occupancy Program Specialist Labor→ 0 Total Hours (See CE#2) x \$57.49 per hour= \$0 TOTAL COST PRIOR TO ACTIVITY = \$0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

CE#3: Decrease in Error Rate of Task Execution

The implementation of components B, C, D, E F, G & H of Activity One work towards administrative efficiency by simplifying case processing. The implementation of the noted elements helps towards decreasing the overall error rate of eligibility clerks in the processing of cases. HATC had not been required to track such data in prior years; therefore HATC will install administrative mechanisms to begin to track errors in the processing of MTW cases at the implementation of this Annual Plan. Our Occupancy Program Specialist will evaluate and assess the effective filing of all MTW cases. The Occupancy Program Specialist will begin to track all errors and present a monthly report to our Executive Director, that displays an average error rate (*number of errors/total number of MTW cases*). The monthly reports will be calculated to achieve a yearly figure of average error rate. Current data will be utilized to develop a baseline. Our projection is that data will show that our error rate will be extremely low, and that it will remain the same or decrease as it's measured in the future. We do not expect high decreases in errors, as the noted components of Activity One have been implemented for a number of years.

CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing a MTW File, as a percentage. (decrease)	Average error rate in processing MTW Files. <i>(to be tracked at the implementation of this Annual Plan)</i>	5% average error rate of processing MTW Files.	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

CE#5: Increase in Agency Rental Revenue

Per HUD's request, we are including the assessment of this Activity through the utilization of this metric. The data and assessment of CE#5, is similar to the data reported on SS#7. Component G of Activity One systematically increases the agency's rental revenue. Unfortunately, HATC had not been required to track such data in prior years; therefore HATC does not have statistically valid data to calculate a historical baseline. HATC will impute a baseline that will be utilized to display there is an increase in agency rental revenue due as a direct result of the implementation of Activity One.

HATC will once again develop a baseline by utilizing data from the Fresno Housing Authority, which operates a Public Housing Program under traditional HUD Regulations. We will compare the current average Rental Revenue of the Fresno Housing Authority's Public Housing Program and compare it to our 2014-2015, in comparison to the rental revenue the Fresno Housing Authority collects in 2014 from their traditional Public Housing Program. The data to develop the baseline is provided by the Fresno Housing Authority's Information Technology Department.

<i>CE #5: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increases).	Rental revenue prior to implementation of the activity (in dollars).	Expected Rental revenue after implementation of the activity (in dollars).	Actual Rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Rental revenue in dollars.	Fresno Housing Authority's per unit rental revenue from its Public Housing Program. TOTAL PRIOR TO ACVITVY ONE=\$165	Expected 15% increase in HATC's per unit rental revenue from its MTW Public Housing Program. $165 \times .15 = 25$ $165 + 25 = 190$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE=\$190	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS#1: Increase in Household Income

From the onset of the HATC MTW Program in 1999, families have been encouraged to become self-sufficient. This objective was accomplished through the implementation of components G, H, & I of Activity One. HATC has collected household income data on all MTW participants since the inception of the activity. We continuously collect this data at the participants' annual reexaminations. HATC's baseline is the average income that our participants had when they entered our MTW programs. Its benchmark will be a snap shot of the current gross-income increase/decrease of MTW program participants.

<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy In dollars (increase).	Average earned income of households affected by this policy prior to implementation of this activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual Average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average earned income of households enrolled in a MTW Program (increase).	Average earned income of households prior to participating in a MTW Program. \$15,055	10% average earned income increase from the time they first enrolled in a MTW Program. $\$15,055 \times .10 = \$1,505$ $\$15,055 + \$1,505 =$ \$16,560	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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SS #3: Increase in Positive Outcomes in Employment Status:

One of HATC's objectives is to increase incentives for families to seek employment, meet educational goals or to participate in job-training programs to achieve economic self-sufficiency. The implementations of components G, H & I of Activity One assist in the achievement of positive employment status for participants of our MTW programs.

HATC has gathered data of MTW program participants as they enter our program to determine their employment status. HATC has tracked the employment status of head of household(s) in two categories: 1) employed full-time 2) employed part-time. HATC will impute a baseline to calculate the percentage of head of household(s) that participate in a MTW Program that were consider to be: 1) employed full-time 2) employed part-time prior to them participating in a MTW program. This baseline will be compared to the current percentage of MTW head household(s) that report their employment status to be 1) employed full-time 2) employed part-time. We are projecting an increase of ten *pp* (percentage points) in the number of MTW head(s) of households that increase their employment status to be employed full-time, and a five *pp* increase in the total of MTW head(s) of households that report to be employed part-time.

SS #3: Increase in Positive Outcomes in Employment Status (Full-Time)				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (1) Employed Full- Time	Head(s) of households employed Full-Time prior to implementation of Activity One. This number may be zero.	Expected Head(s) of households employed Full-Time prior to implementation of Activity One.	Actual head(s) of households employed Full-Time after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
	367 PH & Section 8 work-able head(s) of households employed Full-Time (across 1,117 households) = 33% TOTAL PRIOR TO ACTIVITY ONE= 33%	Expected 10 (<i>pp</i>) Increase in PH & Section 8 work-able head(s) of households employed Full-Time (across total 1,117 households) =33% 33 <i>pp</i> + 10 <i>pp</i> = 43 <i>pp</i> TOTAL ANTICIPATED DUE TO ACTIVITY ONE=43%	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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<i>SS #3: Increase in Positive Outcomes in Employment Status (Part-Time)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (2) Employed Part-Time	Head(s) of households employed Part-Time prior to implementation of the Activity One. This number may be zero.	Expected head(s) of households employed Part-Time after implementation of the Activity One.	Actual head(s) of households employed Part-Time after implementation of the Activity One.	Whether the outcome meets or exceeds the benchmark.
	144 PH & Section 8 work-able head(s) of households employed Part-Time (across 1,117 households) = 13% TOTAL PRIOR TO ACTIVITY ONE= 13%	Expected 5 (<i>pp</i>) Increase in PH & Section 8 work-able head(s) of households employed Part-Time (across total 1,117 households) =13% $13pp + 5pp = 18pp$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE=18%	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

SS#4: Households Removed from TANF

Our agency has worked to accomplish the objective of increasing incentives for families to seek employment, meet educational goals or to participate in job-training programs to achieve economic self-sufficiency. Our goal is that the implementation of components G, H & I from Activity One help non-elderly or non-disabled families to achieve self-sufficiency and not required any further governmental financial assistance once they time out of our MTW programs.

The methodology to develop a baseline will be calculated by reporting on the number of households receiving TANF assistance prior to participating in our MTW Program; this figure will be based on the total amount of TANF beneficiaries in the month of February. HATC will work to ensure that there is data consistency, by calculating the baseline, benchmark and outcome from the data reported in the month of February. Reporting on the month of February will ensure that months that are statistical outliers are not interfering with the effective reporting that our agency is trying to achieve. This is necessary, as our agency serves populations that are employed in the agricultural sector; which tends to have erratic employment patterns due to high employment months during the time of harvest, and minimal employment opportunities during the winter months. Our benchmark will be based on the projection that there will be a 15 percent decrease in the current number of MTW households that receives TANF assistance.

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SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the Activity One.	Expected number of households receiving TANF after implementation of Activity One.	Actual households receiving TANF after implementation of Activity One.	Where the outcome meets or exceeds the benchmark.
Number of households receiving TANF assistance.	Households (across 1,117 households) receiving TANF prior to implementation of Activity One= 632 TOTAL PRIOR TO ACTIVITY ONE= 632	Expected 15% decrease in the Households (across 1,117 households) receiving TANF prior to implementation of Activity One=632 632 x .25= 95 632-95= 537 TOTAL ANTICIPATED DUE TO ACTIVITY ONE=537	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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SS #5: Households Assisted by Services that Increase Self-Sufficiency

On March 4, 2015 HUD submitted a request with a list of items that were to be revised and/or included into the MTW FY 2014-2015 Annual Plan. HATC was instructed to include SS#5 in the list of metrics to assess this activity. However, HATC clarified that our agency does not administer any social services within any of the rental assistance programs or properties it administers. Therefore, we don't expect to produce any statistically significant data for this metric. Our baseline and benchmark will be zero.

<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of Activity One.	Expected number of households receiving self-sufficiency services after implementation of the Activity One.	Actual number of household receiving self-sufficiency services after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase self-sufficiency.	Current number of households receiving services aimed to increase self-sufficiency prior to implementation of Activity One. TOTAL PRIOR TO ACVITVITY ONE=0	Expected number of households receiving self-sufficiency services after the implementation of Activity One. TOTAL ANTICIPATED DUE TO ACTIVITY ONE=0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS #6: Reducing Per Unit Subsidy Costs for Participating Households

The implementation of component H of Activity One is programmatically designed to reduce the per unit subsidy costs for families that participate in our MTW Section 8 HCV Program. Unfortunately, HATC had not been required to track such data in prior years; therefore HATC does not have statistically valid data to calculate a historical baseline. HATC will impute a baseline that will be utilized to display if there is a reduction in the per unit subsidy costs for participating Section 8 HCV MTW households. The baseline will be derived by using the per unit subsidy cost for the noted program at the Fresno Housing Authority. We will compare their per unit subsidy costs for their traditional Section 8 HCV Program and compare it to our 2014-2015 average per unit subsidy costs for our modified MTW Section 8 HCV Program. We project that our per unit subsidy costs will be 15 percent lower for the year 2014-2015, in comparison to the per unit subsidy costs of the traditional Section 8 HCV Program managed by the Fresno Housing Authority. The data to develop the baseline is provided by the Fresno Housing Authority's Information Technology Department.

<i>SS #6: Reducing Per Unit Subsidy Costs for Participating Households (Section 8)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual Average subsidy per household affected by this policy of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average amount of Section 8 subsidy per household affected by Activity One.	Current average Section 8 subsidy per household for Fresno Housing Authority participants. TOTAL PRIOR TO ACVITVITY ONE=\$490	Expected 15% decrease in the average Section 8 subsidy per household for HATC participants. $490 \times .15 = 74$ $490 - 74 = 416$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE=\$416	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS#7: Increase in Agency Rental Revenue:

Component G of Activity One systematically increases the agency's rental revenue. Unfortunately, HATC had not been required to track such data in prior years; therefore HATC does not have statistically valid data to calculate a historical baseline. HATC will impute a baseline that will be utilized to display there is an increase in agency rental revenue due as a direct result of the implementation of Activity One.

HATC will once again develop a baseline by utilizing data from the Fresno Housing Authority, which operates a Public Housing Program under traditional HUD Regulations. We will compare the current average Rental Revenue of the Fresno Housing Authority's Public Housing Program and compare it to our 2014-2015 average rental revenue for our modified MTW Public Housing Program. We project that our rental revenue from our MTW Public Housing Program will be 15 percent higher for the year 2014-2015, in comparison to the rental revenue the Fresno Housing Authority collects in 2014 from their traditional Public Housing Program. The data to develop the baseline is provided by the Fresno Housing Authority's Information Technology Department.

<i>SS #7: Increase in Agency Rental Revenue (Public Housing)</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increases).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
PHA rental revenue in dollars.	Fresno Housing Authority's per unit rental revenue from its Public Housing Program. TOTAL PRIOR TO ACTIVITY ONE=\$165	Expected 15% increase in HATC's per unit rental revenue from its MTW Public Housing Program. $165 \times .15 = 25$ $165 + 25 = 190$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE=\$190	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS#8: Households Transitioned to Self Sufficiency

HATC has been committed to develop and manage programs that encourage and facilitate self-sufficiency to its participants. Components G, H & I of Activity One directly work towards the accomplishment of the MTW statutory objective, “give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participants in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient”. HATC collaborates with local non-profits in order to provide the necessary supportive programs that will assist program participants to achieve self-sufficiency. All interested participants are referred to the local non-profits that provide educational enhancement programs, first time home buyers programs, financial literacy programs and employment assistance programs.

As noted in Section (II) Operating Information, self-sufficiency is defined by HATC in this Plan as those non-elderly or non-disabled households that time out after five years from a MTW Program (Section 8 HCV or Public Housing) and do not re-apply to a HATC program within three months. HATC projects that 25 percent of those timing out in 2014-2015 will not re-apply to another HATC program within three months.

<i>SS #8: Households Transitioned to Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for “self-sufficiency” to use for this metric. Each time the PHA uses this metric, the “Outcome” number should also be provided in Section (II) Operation Information the space provided.	Households transitioned to self-sufficiency prior to implementation of Activity One. This number may be zero.	Expected households transitioned to self-sufficiency after the implementation of Activity One.	Actual households transitioned to self-sufficiency after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
Local Definition (from Section II): Number of non-elderly or non-disabled households that time out after five years from a MTW Program (Section 8 or Public Housing) and do not re-apply to a HATC program within three months.	PH work-able head(s) of households meeting this definition (across 384 households)= 0 TOTAL PRIOR TO ACTIVITY = 0	PH work-able head(s) of households meeting this definition (across 384 households) 384 x .25 = 96 TOTAL ANTICIPATED DUE TO ACTIVITY ONE= 96	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

HC#3: Decrease in Wait List Time

Unlike other PHAs in our area, HATC currently maintains open waiting lists for both Section 8 HCV and Public Housing Programs. We strongly believe that the implementation of five-year time limits on assistance for non-elderly or non-disabled families has enabled us to continuously maintain open waiting lists. External economic variables beyond our agency's control have driven the demand and need for Section 8 and Public Housing Programs. In the year 2000, a year into the participation of the MTW demonstration, our agency had 3,064 applicants for the Public Housing Program and 5,256 applicants for the Section 8 HCV Program. We currently have twice as many applicants for Public Housing (7,786) and over three times as many applicants for Section 8 (16,360). Thus, we anticipate that even with the implementation of time limits, the average wait list time will not be reduced. However, our agency is confident that the participation in the MTW Demonstration Program allows us to keep our waiting lists open. The additional turnover as a result of time limits provides a fairer method of distributing housing subsidies and serves to keep waiting lists shorter in duration than what they would otherwise be.

<i>HC #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected Average applicant time on wait list after implementation of the activity (in months).	Actual Average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
Average applicant time on wait list in months (decrease).	Average applicant time on public housing wait list= 13 months Average applicant time on HCV wait list= 36 months $13 + 36 = 49$ $49 / 2 = 25$ AVERAGE TIME PRIOR TO ACTIVITY= 25 months	Average applicant time on public housing wait list= 13 months Average applicant time on HCV wait list= 36 months $13 + 36 = 49$ $49 / 2 = 25$ AVERAGE TIME PRIOR TO ACTIVITY= 25 months	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

Activity Two-Increasing Housing Choices:

In the 2008/2009 Plan, HATC discussed the necessity of increasing the housing choices for program participants. HATC believes that the elimination of the 40% rule for families on the income-based program will achieve the MTW statutory objective on increasing housing choices for low-income families. This activity was approved in 2008/2009 and implemented in 2009.

Activity Update: This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2014-2015). There have been no changes to Attachment C Authorizations.

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metrics.

HC#5: Increase in Resident Mobility

HATC had been previously reporting this metric in previous plans and reports, there no revisions to previous utilized methodology.

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit/and or neighborhood of opportunity prior to implementation of the Activity Two.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the Activity Two.	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of Activity Two.	Whether the outcome meets or exceeds the benchmark.
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the elimination of the 40% rule for income based- participants	0	40	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

Activity Three- Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW Program:

This Activity transitioned families who are not elderly or disabled and who began Section 8 HCV or Public Housing assistance in Tulare County prior to May 1, 1999 to the MTW Program. These families chose to not be transitioned into the MTW Program, allowing them to be excluded from the rent reform provisions enforced on all MTW Program participants. In 2009 our agency concluded that all able body participants should strive to become self-sufficient regardless of when they had been enrolled in one of our programs; therefore the remaining 73 families were to be transitioned into our MTW Program. This activity administers the same rental assistance model outlined in Activity One, with the objective of promoting administrative cost savings and self-sufficiency for its participants. This activity was approved in 2009-2010 and implemented in 2009.

Activity Update: This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2014-2015). There have been no changes to Attachment C Authorizations.

Standard Metrics: Activity Three, administers the same rental assistance model outlined in Activity One, with the objective of promoting administrative cost savings and self-sufficiency for its participants. The activity will be assessed through the same applicable Standard HUD Metrics utilized in Activity One. The same methodology to develop the baselines will be used. However, baselines will be revised to reflect the effects on the remaining 49 families.

CE#2: Staff Time Savings (Pre-1999 Families)

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
Total number of hours spent to process a File without components of Activity One.	<i>Clerks hours to review Non MTW Case=</i> Income Verification: 10 Retro Rents: 5 Medical Allowance: 0 <i>Occupancy Program Specialist hours to review Non MTW Case:</i> Retro Rents: 3 Leases: 35 TOTAL STAFF HOURS SPENT PRIOR TO ACTIVITY=53	<i>Clerk hours to review MTW Case=</i> Income Verification: 0 Retro Rents: 0 Medical Allowance: 0 <i>Occupancy Program Specialist hours to review MTW Case:</i> Retro Rents: 0 Leases: 0 ANTICIPATED TOTAL STAFF HOURS= 0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

CE#1: Agency Cost Savings (Pre-1999 Families)

CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Total cost to process a File without components of Activity One in dollars (decrease).	Clerk Labor→15 Total Hours (See CE#2) x \$41.91 per hour = \$628 Occupancy Program Specialist Labor→ 38 Total Hours (See CE#2) x \$57.49 per hour= \$2,184 TOTAL COST PRIOR TO ACTIVITY = \$ 2,812	Clerk Labor→0 Total Hours (See CE#2) x \$41.91 per hour = \$0 Occupancy Program Specialist Labor→ 0 Total Hours (See CE#2) x \$57.49 per hour= \$0 TOTAL COST PRIOR TO ACTIVITY = \$0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

CE#3: Decrease in Error Rate of Task Execution (Pre-1999 Families)

The same reporting administrative mechanisms utilized to track errors discussed in Activity One will be applied to how we track and report this data. Our Occupancy Program Specialist will evaluate and assess the effective filing of the remaining 49 families. The Occupancy Program Specialist will begin to track all errors and present a monthly report to our Executive Director that displays an average error rate (*number of errors/total remaining families*). The monthly reports will be calculated to achieve a yearly figure of average error rate. However, the data will be tracked separately to only display errors for the remaining 49 affected families.

CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	Average error rate of task prior to implementation of the activity (percentage).	Expected average error rate of task after implementation of the activity (percentage).	Actual average error rate of task after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.
Average error rate in completing a MTW File, as a percentage. (decrease)	Average error rate in processing MTW Files. <i>(to be tracked at the implementation of this Annual Plan)</i>	5% average error rate of processing MTW Files.	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS#1: Increase in Household Income (Pre-1999 Families)

<i>SS #1: Increase in Household Income</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy In dollars (increase).	Average earned income of households affected by this policy prior to implementation of this activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual Average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average earned income of households enrolled in a MTW Program (increase).	Average earned income of households prior to participating in a MTW Program. \$14,546	10% average earned income increase from the time they first enrolled in a MTW Program. $\$14,546 \times .10 = \$1,454$ $\$14,546 + 1,454 =$ \$16,000	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

SS#3: Increase in Positive Outcomes in Employment Status (Pre-1999 Families)

<i>SS #3: Increase in Positive Outcomes in Employment Status (1)Full-Time</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (1) Employed Full- Time	Head(s) of households employed Full-Time prior to implementation of Activity One. This number may be zero.	Expected Head(s) of households employed Full-Time prior to implementation of Activity One.	Actual head(s) of households employed Full-Time after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
	12 PH & Section 8 work-able head(s) of households employed Full-Time (across 73 households) = 16% TOTAL PRIOR TO ACTIVITY ONE= 16%	Expected 10 (<i>pp</i>) Increase in PH & Section 8 work-able head(s) of households employed Full-Time (across total current households) =16% $16 + 10 = 26$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE=26%	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

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SS #3: Increase in Positive Outcomes in Employment Status (2)Part-Time

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category: (2) Employed Part-Time	Head(s) of households employed Part-Time prior to implementation of the Activity One. This number may be zero.	Expected head(s) of households employed Part-Time after implementation of the Activity One.	Actual head(s) of households employed Part-Time after implementation of the Activity One.	Whether the outcome meets or exceeds the benchmark.
	14 PH & Section 8 work-able head(s) of households employed Full-Time (across 73 households) = 19% TOTAL PRIOR TO ACTIVITY ONE= 19%	Expected 5 (pp) increase in PH & Section 8 work-able head(s) of households employed Part-Time (across total current households) =19% $19pp + 5pp = 24pp$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE=24%	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

SS#4: Households Removed from TANF (Pre-1999 Families)

This metric will be assessed through a historical baseline that captured the number of applicable pre 1999 households that were receiving TANF as they were to be transitioned into the MTW Program. The benchmark and outcome will capture whether they were still receiving TANF as they exited the program, and will capture whether current participants are receiving TANF assistance.

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the Activity One.	Expected number of households receiving TANF after implementation of Activity One.	Actual households receiving TANF after implementation of Activity One.	Where the outcome meets or exceeds the benchmark.
Number of households receiving TANF assistance.	Households (across 73 households) receiving TANF prior to implementation of Activity One= 39 TOTAL PRIOR TO ACTIVITY ONE= 39	Expected 15% decrease in the Households (across 73 households) receiving TANF prior to implementation of Activity One=39 $39 \times .15 = 6$ $39 - 6 = 33$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE=33	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS #5: Households Assisted by Services that Increase Self-Sufficiency

On March 4, 2015 HUD submitted a request with a list of items that were to be revised and/or included into the MTW FY 2014-2015 Annual Plan. HATC was instructed to include SS#5 in the list of metrics to assess this activity. However, HATC clarified that our agency does not administer any social services within any of the rental assistance programs or properties it administers. Therefore, we don't expect to produce any statistically significant data for this metric. Our baseline and benchmark will be zero.

<i>SS #5: Households Assisted by Services that Increase Self-Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of Activity One.	Expected number of households receiving self-sufficiency services after implementation of the Activity One.	Actual number of household receiving self-sufficiency services after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
Number of households receiving services aimed to increase self-sufficiency.	Current number of households receiving services aimed to increase self-sufficiency prior to implementation of Activity One. TOTAL PRIOR TO ACVITVITY ONE=0	Expected number of households receiving self-sufficiency services after the implementation of Activity One. TOTAL ANTICIPATED DUE TO ACTIVITY ONE=0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS#6: Reducing Per Unit Subsidy Costs for Participating Households (Pre-1999 Families)

<i>SS #6: Reducing Per Unit Subsidy Costs for Participating Households</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 subsidy per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual Average subsidy per household affected by this policy of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Average amount of Section 8 subsidy per household affected by Activity One.	<p>Current average Section 8 subsidy per household for Fresno Housing Authority participants.</p> <p>TOTAL PRIOR TO ACVITVITY ONE=\$490</p>	<p>Expected 15% decrease in the average Section 8 subsidy per household for pre-1999 HATC participants.</p> <p>$490 \times .15 = 74$ $490 - 74 = 416$</p> <p>TOTAL ANTICIPATED DUE TO ACTIVITY ONE=\$416</p>	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

SS#7: Increase in Agency Rental Revenue (Pre-1999 Families)

<i>SS #7: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increases).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
PHA rental revenue in dollars.	<p>Fresno Housing Authority's per unit rental revenue from its Public Housing Program.</p> <p>TOTAL PRIOR TO ACVITVITY ONE=\$165</p>	<p>Expected 15% increase in HATC's per unit rental revenue from its MTW Public Housing Program.</p> <p>$165 \times .15 = 25$ $165 + 25 = 190$</p> <p>TOTAL ANTICIPATED DUE TO ACTIVITY ONE=\$190</p>	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

SS#8: Households Transitioned to Self Sufficiency (Pre-1999 Families)

This metric will be assessed on the projected number of pre-1999 families that are to exit the MTW Program during the year 2014-2015 and not re-apply to a HATC program within three months.

<i>SS #8: Households Transitioned to Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operation Information the space provided.	Households transitioned to self-sufficiency prior to implementation of Activity One. This number may be zero.	Expected households transitioned to self-sufficiency after the implementation of Activity One.	Actual households transitioned to self-sufficiency after implementation of Activity One.	Whether the outcome meets or exceeds the benchmark.
Local Definition (from Section II): Number of non-elderly or non-disabled households that time out after five years from a MTW Program (Section 8 or Public Housing) and do not re-apply to a HATC program within three months.	PH work-able head(s) of households meeting this definition (across 36 households)= 0 TOTAL PRIOR TO ACTIVITY = 0	PH work-able head(s) of households meeting this definition (across 36 households) $36 \times .25 = 9$ TOTAL ANTICIPATED DUE TO ACTIVITY ONE= 9	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

HC#3: Decrease in Wait List Time (Pre-1999 Families)

After a careful examination HATC concluded that the implementation of this activity, that is the transition of 73 families to the MTW Programs in 2009, had minimal impact on our wait list time. There is no direct correlation between this activity and the wait list time as rent reforms activities had been implemented since 1999. For a more accurate analysis of the effects of our participation in the MTW Demonstration on wait list time, please refer to metric HC#3 in Activity One.

Section IV: Approved MTW Activities

Activity Five - Development of Additional Affordable Housing:

This activity allows combining of funding and partnerships with non-profit agencies and contributions of MTW funds to these projects are authorized to make use of the “Broader Uses of Funds” in HATC’s Attachment D of the Standards MTW Agreement. This activity was approved in 2009-2010 and implemented in 2009.

The historical impact of this activity on the development of additional affordable housing has been significant. Our ability to utilize MTW Reserves to finance the acquisition of additional affordable housing units through our partnership with Kaweah Management Company, a non-profit agency managed by HATC, has resulted in an addition of 374 units to our housing stock portfolio. This is critical to our agency’s ability to meet the demand for more affordable housing within our county. The table below displays a historical outlook on the number of additional affordable housing units that have been acquired through the utilization of MTW reserves.

MTW Financed Units				
Complex	Location	Year Built/Acquired	No. of Units	Funding Sources
Millcreek Parkway	Visalia	2008	70	Visalia RDA/MTW ¹
Myrtle Court	Visalia	1998/2008	36	HATC Non-Profit/MTW
Oakwood	Tulare	2009	20	MTW/Tulare RDA ²
County Center	Visalia	1974/2010	1	HATC Non-Profit/MTW
Tracy Court	Visalia	2010	3	HATC Non-Profit/MTW
West Oriole	Visalia	2010	8	MTW/Visalia RDA ³
Tulare NSP	Tulare	2011	5	Tulare RDA/NSP/MTW
West Trail	Tulare	2011	49	USDA/ CTAC/MTW
Tule Vista	Tulare	2011	57	USDA/CTCAC/BOND/Tulare RDA/MTW ⁴
Lotas & Newcomb	Porterville	2013	11	MTW ⁵
East Kaweah Ave.	Visalia	2013	8	MTW/RDA/HOME ⁶
Aspen Court	Tulare	2013	47	RDA/HATC/MTW/TCAT ⁷
Country Manor	Tulare	2013	40	MTW ⁸
Sequoia Villas	Lindsay	2013	19	MTW/RDA Successor Agency ⁹
Total MTW Financed Units			374	

¹ HATC used MTW reserve money to provide Gap financing between the bank loan from US Bank and trust and the total development costs. The MTW money allowed for the project to be attractively financed at a below market rate interest and the ability to build the \$13,500,000 project. The MTW funds will still earn much more than would have been earned on them had they been invested in a traditional bank savings account.

² The Housing Authority board approved the use of MTW reserve funds in the amount of \$950,000 to purchase the 20-unit project in the City of Tulare redevelopment area in cooperation with the City of Tulare Redevelopment Agency, which authorized the use of tax-increment funds to be granted to Kaweah Management Company. MTW flexibility allowed for the quick closing on this project to help fight blight in the City of Tulare.

Section IV: Approved MTW Activities

³ This project was the purchase of two foreclosed fourplex properties in the City of Visalia Redevelopment Target Area. The initial purchase of each property was at \$365,000. The two properties were then financed by our local banking partner Valley Business Bank in the amount of \$250,000 per property at 5% interest for 25 years, allowing for the MTW proceeds to be used again for another project.

⁴ The Tule Vista project is financed by multiple sources. One source is MTW reserve funds in the amount of \$3,900,000 to be used as a bridge loan during the 15-year, tax-credit-compliance period. The project is 57 units of single family homes with ARRA Bond financing, 4% tax credit proceeds, Housing Authority MTW Financing, HOME program financing and City of Tulare redevelopment grants and loans. The total project development costs were approximately \$14,381,000. The project is the first in the State of California to have approval to convert to home-ownership for qualifying families at the end of the 15 year tax credit compliance period thus than providing for a first time home buyer program. Once, (if), the units are sold, the sale proceeds will be repaid to HATC.

⁵ The Lotus & Newcomb property is an existing apartment complex that came up for sale as part of an estate sale. The property consists of four buildings: the estate owner's principal residence (three bedrooms and two baths 1,800 sq. ft.); the detached garage that has been converted into two studio apartments, approximately 300 sq. ft. each (we count this as two buildings); then there are two fourplex buildings, eight units total that are 870 sq. ft. with two bedrooms and one bath. We successfully negotiated with the estate trustee and court to purchase this property with MTW funds for \$562,500 plus closing costs. The advantage to this property is that the estate owner's property sits on over ½ an acre and has multi-family zoning which could allow for the development of 8 units on that parcel.

⁶ Kaweah Management Company bought two triplexes in the City of Visalia on East Kaweah Avenue for \$240,000 (about the value of the lots) with the idea of a major renovation project. The City of Visalia Redevelopment Agency committed \$480,000 of Low-Mod Redevelopment funds to reimburse Kaweah Management Company for the purchase price of \$240,000 and another \$240,000 for renovation. After much review, it has been determined that it is cheaper to tear down the triplexes and reconstruct a new designed 8 unit project on the site and meet all the new City planning and design ideas. The project construction was completed and units were available to rent as of December 2012. The units were fully occupied by the end of January 2013. The total Construction cost was approximately \$1,210,000 of which the MTW funds of \$730,000 were combined with the City of Visalia funds of \$480,000.

⁷ The Aspens project is a 47-unit project utilizing multiple layers of financing, including two million dollars of MTW funding as a project-residual-receipts loan. The project was built on once was 13 individual lots, now all combined into one lot, all in an excellent location utilizing the full cul-de-sac of the street. The project includes 16 two-bedroom units and 31 three-bedroom units, along with a community center that is 2,000 square feet in size. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of February, 2014. The total development cost for the project was \$11,375,000.

⁸ Country Manor is a 40-unit project in the City of Tulare. The project is a Low-Income Housing Tax Credit Property that had reached the end of 15 year tax credit compliance period. HATC saw the opportunity to purchase the property in order to maintain the property available for households at or below 80% AMI. The purchase was feasible by utilizing MTW reserves in the sum of \$1,300,000 for

Section IV: Approved MTW Activities

the acquisition of the property. The purchase was finalized in December, 2013.

⁹ The Sequoia Villas project is a 9% TCAC project that utilized MTW funding of approximately \$700,000 as a long term permanent financing. The City of Lindsay Redevelopment Agency was left with a defunct and abandoned single family subdivision of two completed homes which were never sold and 17 developed lots that were never finalized. The City was in jeopardy of having to repay \$885,000 of Block Grant funds used on the site for infrastructure as the non-completion of the project meant that the funds were not properly utilized. The HATC agreed to assume the development from the City redevelopment agency and do a 9% tax credit rental project instead of a single family for sale project if the site would be given to the HATC free of any encumbrances. The City and redevelopment agency agreed the homes and lots were then transferred to the new partnership at full market value which gave credit for local contribution on the TCAC scoring. The MTW funds allowed leveraging of a total development project of approximately \$4,375,000. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of March, 2014. The MTW funding was \$700,000

Activity Update: This activity is ongoing.

Changes: There are no significant changes or modifications to this activity for this plan year (2014-2015). There have been no changes to Attachment C Authorizations.

Standard Metrics: This activity will be assessed through the following applicable Standard HUD Metrics:

HC#1: Additional Units of Housing Made Available

The methodology to measure this objective is establishing a zero baseline and measuring the number of new housing units that are made available during the current fiscal year. We currently project the addition of seven new units in the City of Visalia (Laurel Ave. and Liberty Ct.) to expand our partnership with the Tulare County Mental Health and Human Services. These units are immediately adjacent to the Tulare County Transitional Living Center. HATC is also currently working on the acquisition of six units to be made available to households at or below 80% AMI; the units are located on S. Central St. in the City of Visalia. The development of these additional units is made possible through the financing flexibilities outlined in Activity Five. We project these units to be made available during the current fiscal year, this will be our benchmark.

Furthermore, HATC has received an award letter from the Tax Credit Allocation Committee (TCAC) for the proposed project, Newcomb Court Apartments. The project is an 81-unit, new-construction, rental project situated near the southwest corner of Henderson Avenue and Newcomb Street in the City of Porterville, Tulare County. With a mix of 16 one-bedroom units (approximately 700 sq. ft.), 40 two-bedroom units (approximately 900 sq. ft.) and 24 three-bedroom units (approximately 1,100 sq. ft.), the proposed project will target families earning up to 60% of the area median income for Tulare County. The project is the first component of a larger master plan which includes commercial and retail space, as well as market rate apartments. HATC will be working to begin construction within the 2014-2015 year. However, HATC does not anticipate the project be completed and ready to be

Section IV: Approved MTW Activities

lease within this fiscal year. The proposed 81 units will not be included in this year's assessment of Metric HC#1.

<i>HC #1: Additional Units of Housing Made Available</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of Activity Five.	Expected housing units of this type after implementation of Activity Five.	Actual Housing units of this type after implementation of Activity Five.	Whether the outcome meets or exceeds the benchmark.
Number of new housing units made available for households at or below 80% AMI as a result of the Activity Five.	0	13	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

HC #2: Units of Housing Preserved

HATC has utilized MTW funds to purchase existing housing units that are made available for households at or below 80% AMI, in many instances these housing units are coming to the end of existing HUD contracts or Tax Credit Limited Partnerships. Our agency has been able to purchase these units and assure that they continue to be made available for households at or below 80% AMI. The methodology utilized to report this objective is to calculate the number of existing units (below 80% AMI) that will be purchased this year with MTW funds. The baseline for this metric will be zero due to the fact that HATC would not be able to engage in this activity without the flexibility gained through its MTW participation. HATC will project that it will preserve 58 households at or below 80 AMI, through the purchase of Visalia Gardens (48 Units) and the acquisition of the Ashland Apartments (10 Units), this will be our benchmark.

Visalia Gardens is a HUD-mortgaged project which has only months left on the HUD loan. The owner put the project on the market to sell. HATC saw a chance to keep a low-income project affordable and used MTW reserves of \$600,000 to option the property. The first payment was made in 2012, and a second was made in 2013, with the project deeded to HATC at the end of the HUD loan and a final option payment of \$600,000.

The Ashland Apartments is 10 units comprised of two five-plex buildings. Constructed in 1986 as part of the State Home programs, the 10 units were owned by the City of Lindsay Redevelopment Agency. With the termination of redevelopment agencies in the State of California, the City of Lindsay decided to not create a successor agency to handle the limited number of projects for the Redevelopment Agency. As the law was implemented, the City of Lindsay offered the project to the Housing Authority. After review and inspection, the Housing Authority agreed to assume ownership of the project subject to the existing debt from the State HOME Program.

Section IV: Approved MTW Activities

HC #2: Units of Housing Preserved

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Housing units preserved prior to implementation of Activity Five.	Expected housing preserved after implementation of Activity Five.	Actual housing units preserved after the implementation of Activity Five.	Whether the outcome meets or exceeds the benchmark.
Number of housing units preserved for households at or below 80% AMI that would otherwise not be available.	0	58	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

HC#4: Displacement Prevention

As previously noted, HATC has utilized MTW funds to purchase existing housing units that were made available to households at or below 80 AMI but were in danger of being purchased by market rate management companies. Through the acquisition of the Visalia Gardens (48 units) and the Ashland Apartments (10 units) we have been able to prevent the displacement of household at or below 80 AMI that would not be able to afford market rents.

We will report the achievement of this objective by reporting the number of households (at or below 80 AMI) that would of lost rental assistance. The baseline will be calculated by reporting the number of existing units that will be acquired this year to assure that they are available for households at or below 80 AMI. Our projection is that zero of those households at or below 80 AMI will lose rental assistance, this will be our benchmark.

HC #4: Displacement Prevention

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of Activity Five.	Expected households losing assistance/moving after implementation of Activity Five.	Actual households losing assistance/moving after the implementation of Activity Five.	Whether the outcome meets or exceeds the benchmark.
Number of households at or below 80% AMI that would lose assistance or need to move.	58	0	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

CE#4: Increase in Resources Leveraged

Through the utilization of the financing flexibilities outlined in this MTW activity, HATC has displayed financial efficacy in the maximization of its financial resources. This has been accomplished by investing MTW reserves and achieving return rates ranging from 8 percent to 10 percent. The baseline for this metric will be zero, as without the inclusion of this Activity our agency will not be able to increase the amount of resources leveraged. HATC projects that it will be able to leverage \$500,000 for the 214-2015 year through MTW reserve fund returns alone, this will be our benchmark.

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
Amount of funds leveraged in dollars.	0	\$500,000	To be provided in Annual MTW Report.	To be provided in Annual MTW Report.

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (B) Not Yet Implemented Activities

Not Applicable, no activities under this criterion.

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (C) Activities on Hold

Activity Four – Project Based Section 8: In our 2009-2010 MTW Plan, HATC discussed the building of 30 single-family units in the city of Tulare that would allow HATC to participate in the project-based HCV program for the first time. This complex, Tule Vista, was built in conjunction with the City of Tulare Redevelopment Agency. HATC was authorized to undertake such initiative by its Moving-to-Work Agreement, Attachment C, Section (D)(1)(e) and D (7). These regulations authorize waiving the requirements for a Request for Proposal by an agency planning to project base and Section 8 vouchers and review of proposals for various owners. They also, authorize waiving the limitation on only allowing 25% of units in a complex to be project based. These subsidies were essential in order to make the project financially viable. This Activity was implemented in 2011, Tule Vista was constructed and all 30 project-based vouchers are under lease. HATC has not project base any additional vouchers since the completion of Tule Vista.

HATC will utilize the ability to put this activity on hold at the inception of this MTW Plan (2014-2015). HATC is not planning to utilize this activity during the upcoming year. However, the ability to project base vouchers is a significant tool to facilitate the development of additional affordable housing. These subsidies can be particularly crucial in the rating and ranking of Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC) applications. This process continues to become more competitive and the ability to offer this option increases financial guarantees which increase interest from possible investors. HATC is strategically placing this activity on hold, with the idea that it may be needed in the future in order to facilitate the financing of future affordable housing developments.

HATC will reassess whether to reactivate this Activity in the 2015-2016 MTW Annual Plan. Reactivation of this activity will be determined by whether project base vouchers are necessary to satisfy financial terms and investor guarantees of future affordable housing developments.

HATC will continuously evaluate the re-implementation of this activity in future MTW Annual Plans. There are no significant changes or modifications to the activity since it was approved.

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (D) Closed Out Activities

Not Applicable, no MTW activities have been or will be closed out.

Section V: MTW Sources and Uses of Funds

V. 1. Plan. Sources and Uses of MTW Funds A. MTW Plan: Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$ 3,173,822
70600	HUD PHA Operating Grants	\$16,739,268
70610	Capital Grants	\$1,176,732
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$1,815,600
71100+72000	Interest Income	\$834,152
71600	Gain or Loss on Sale of Capital Assets	\$ 0
71200+71300+71310+71400+71500	Other Income	\$32,144
70000	Total Revenue	\$23,771,718

Section V: MTW Sources and Uses of Funds

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$ 2,505,402
91300+91310+92000	Management Fee Expense	\$ 15,845
91810	Allocated Overhead	\$ 0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$ 0
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 618,129
93500+93700	Labor	\$ 0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 1,701,908
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$ 144,518
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 108,427
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$ 0
97100+97200	Total Extraordinary Maintenance	\$ 0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$ 15,043,044
97400	Depreciation Expense	\$ 229,829
97500+97600+97700+97800	All Other Expenses	\$ 0
90000	Total Expenses	\$ 20,367,102

HATC recognizes that based on the total revenue it projects to collect in the FY 2014-2015 (\$23,771,718) and the projected expenses (\$20,367,102), there will be a total of \$3,404,616 in unused MTW funds. These unused funds are projected to be utilized in the acquisition and/or development of additional housing units for the FY 2014 - 2015. Activity Five- Development of Additional Affordable Housing provides a thorough overview on past and future utilization of MTW Reserves for the purpose of this activity. However, there is no FDS Line Item to report such transactions. Therefore, the "Estimated Uses of MTW Fund for the Fiscal Year", reports that HATC falls short of utilizing all their MTW Funding for the FY 2014 - 2015. This budgetary strategy is

Section V: MTW Sources and Uses of Funds

implemented in order to have MTW Funds available for the development and/or acquisition of additional affordable housing stock.

Describe the Activities that Will Use Only MTW Single Fund Flexibility

HATC does not have any approved or proposed MTW activities that solely use MTW Single Fund Flexibility. As outlined in Section III: Proposed MTW Activities and Section IV: Approved MTW Activities, HATC utilizes a variety of other MTW waivers to implement activities that work to further the three MTW statutory objectives: cost effectiveness in federal expenditures, promote economic self-sufficiency among program participants and to increase housing choices for low-income families. However, the budgetary fungibility that is available due to MTW Single Fund flexibility provides a vital component to further enhance MTW statutory objectives. For example, the implementation of Activity Five: Development of Additional Affordable Housing has been essential in increasing housing choices for low-income families. The utilization of MTW reserves to finance the additional 374 housing units has allowed HATC to meet the growing demand for affordable, well-maintained housing in Tulare County. The budgetary flexibility acquired through the MTW Single Fund is fundamental as HATC continuously works to increase cost effectiveness in federal expenditures.

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Is the PHA allocating costs within statute?

Yes

or

Is the PHA implementing a local asset management plan (LAMP)?

or

No

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

or

No

N/A

Section VI: Administrative (A) Board Resolution

OMB Control Number: 2577-0216
Expiration Date: 6/31/2016

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Resolution 2014-05: Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 2014, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

Attachment B

1

Section VI: Administrative (A) Board Resolution

OMB Control Number: 2577-0216
Expiration Date: 5/31/2016

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the County of Tulare
PHA Name

CA-030
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Steve B. Saltzman
Name of Authorized Official


Signature

The Housing Authority of the County of Tulare
Chairperson of the Board of Commissioners
Title

5/21/2014
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Attachment B

2

Section VI: Administrative (B) Public Process

HATC made the 2010-2015 MTW Annual Plan available for public review on December 27, 2013 the review period ended on February 7, 2014. The document was available for review at our central office 5140 West Cypress Avenue, Visalia, CA Monday through Friday 8:00 A.M. to 5:00 P.M. There was a public hearing held at our central office on January 16, 2014 to discuss in detail the Moving-to-Work Demonstration Program and Capital Funding Program; there were no members of the public in attendance. HATC made the 2014-2015 MTW Annual Plan available for public review on April 1, 2014 through May 2, 2014. The document was available for review at our central office, weekdays 8:00 A.M. to 5:00 P.M. On April 15, 2014 we held a second public hearing at our central office to review a new proposed activity in the 2014-2015 MTW Annual Plan that would modify how income will be determined for workable adults living with elderly and disabled head of households. There were no members from the public present at the public review hearing.

Section VI: Administrative (B) Public Process



NOTICE OF PUBLIC COMMENT PERIOD NOTICE OF PUBLIC HEARING HOUSING AUTHORITY OF THE COUNTY OF TULARE

Housing Authority
of the
County of Tulare

December 27, 2013

Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

The Housing Authority of the County of Tulare will be holding a public hearing regarding the Moving-to-Work (MTW) Demonstration Program and Capital Funding Program on Thursday, January 16, 2014 at 3:00 P.M. at the above address.

The discussion items will include plans for use of Capital Fund money and possible revisions to the MTW Program. The document for discussion is on file at the Housing Authority of the County of Tulare office 5140 West Cypress Avenue, Visalia, CA and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

Any individual, group or agency may submit written comments on the proposed amendment. All comments received by the Housing Authority by February 7, 2014 by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners prior to authorizing submittal of the MTW Plan and Capital Funding priorities to HUD. Comments may be made at the hearing, or you may submit them in writing to:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

HOUSING AUTHORITY OF THE COUNTY OF TULARE

By: KEN KUGLER, Executive Director

\\MWM\1\NoticeOfPublicCommentPeriod.doc

ADMINISTRATIVE
OFFICE
5140
West
Cypress
Avenue
Post Office Box 791
Visalia, CA
93279
Phone (559) 627-3700
Fax (559) 733-0162
Web Site: www.hautulare.org
TTY: (559) 733-2828

FINANCE
DEPT
1430
South
Cypress
Avenue
P.O. Box 905
Visalia, CA
93279
Phone (559) 733-4228
Fax (559) 733-1328

HEALTH
OFFICE
1430
South
Cypress
Avenue
Visalia, CA
93279
Phone (559) 733-1490
Fax (559) 733-0361

LEGAL
OFFICE
210
South
Cypress
Avenue
Visalia, CA
93279
Phone (559) 666-1820
Fax (559) 666-6167

PORTERVILLE
OFFICE
290
North
Fourth
Street
Porterville, CA
93257
Phone (559) 731-5873
Fax (559) 731-6140

RENT
OFFICE
290
North
Fourth
Street
Porterville, CA
93257
Phone (559) 731-5873
Fax (559) 731-6140

WOODVILLE
FARM LABOR
OFFICE
1035-S
North
Main
Avenue
Visalia, CA
93277
Phone (559) 733-4228
Fax (559) 733-4228

EQUAL HOUSING OPPORTUNITY

Section VI: Administrative (B) Public Process

Visalia Newspapers, Inc.
P.O. Box 31, Visalia, CA 93279
559-735-3200 / Fax 559-735-3210

Certificate of Publication

State Of California ss:
County of Tulare

Advertiser: TUL CO HOUSING AUTH
5140 W CYPRESS AVE
VISALIA, CA 93271

0000271336

M. Kean
Margaret
Kearney
Gentry
Orig. in HUDG-701

NOTICE OF PUBLIC COMMENT PERIOD NOTICE OF PUBLIC HEARING HOUSING AUTHORITY OF THE COUNTY OF TULARE

The Housing Authority of the County of Tulare will be holding a public hearing regarding the Moving to Work (MTW) Demonstration Program and Capital Funding Program on Thursday, January 15, 2014 at 5:00 P.M. at the above address.

The discussion items will include plans for use of Capital Fund money and possible actions of the MTW Program. The documents for discussion are on file at the Housing Authority of the County of Tulare office 5140 West Cypress Avenue, Visalia, CA and may be viewed or copied weekdays 8:00 A.M. to 5:00 P.M.

Any individual, group or agency may submit written comments on the proposed action. All comments received by the Housing Authority by February 7, 2014 by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners prior to submitting a summary of the MTW Plan and Capital Funding program to HUD. Comments may be made in a hearing, or you may submit them in writing to:

Housing Authority of the County of Tulare
5140 West Cypress Ave
Visalia, CA 93271

HOUSING AUTHORITY OF THE COUNTY
OF TULARE
EUGENE RUSSELL, Executive Director

ANEXO DE PERIODO DE COMENTARIO PÚBLICO
ANEXO DE AUDIENCIA PÚBLICA
AUTORIDAD DE VIVIENDAS DEL CONDADO
DE TULARE

La Autoridad de Viviendas del Condado de Tulare tendrá una reunión pública de acuerdo al Programa de Demostración "Movimiento a Trabajo" al Programa de Fondos Capitales al día jueves 15 de Enero del 2014 a las 5:00 P.M. en la dirección antes mencionada.

Los interesados en cualquier manera para utilizar el dinero de los Fondos Capitales y a ciertos recursos del programa MTW. Los documentos que se discuten están archivados en la oficina de la Autoridad de Viviendas del Condado de Tulare en 5140 West Cypress Avenue, Visalia, CA y pueden ser examinados o copiados durante los días de la semana de 8:00 A.M. a 5:00 P.M.

Cualquier individuo, grupo o agencia puede enviar sus comentarios por escrito a la autoridad pública. Todos los comentarios recibidos por la autoridad de Viviendas a las 5 de las 5:00 P.M. el 7 de febrero del 2014 serán considerados por la Junta de Comisionados de la

RE: NOTICE OF PUBLIC COMMENT PERIOD NOTICE

I, Diane Garcia, Accounting Clerk, for the below mentioned newspaper(s), am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: Visalia Times-Delta; Tulare Adv-Register

1/3/2014

I acknowledge that I am a principal clerk of said paper which is printed and published in the City of Visalia, County of Tulare, State of California. The Visalia Times Delta was adjudicated a newspaper of general circulation on July 25, 2001 by Tulare County Superior Court Order No. 41-20578. The Tulare Advance Register was adjudicated a newspaper of general circulation on July 25, 2001 by Superior Court Order No. 52-43225.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 3 day of January, 2014 in Visalia, California.

Diane Garcia

Declarant

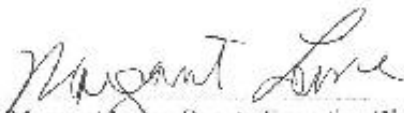
MINUTES OF THE CAPITAL FUND AND MOVING TO WORK PUBLIC HEARING

JANUARY 16, 2014

The Executive Director of the Housing Authority of the County of Tulare, Ken Kugler, opened the meeting at 3:02 P. M., with Margaret Lowe and Miguel Perez in attendance. Margaret Lowe explained that the purpose of the Hearing was to discuss proposed changes to the MTW program and Capital Fund expenditures for the upcoming 2014/2015 fiscal year. Ms. Lowe stated that the Housing Authority was not planning on making any changes to the MTW program during the upcoming year.

Mr. Kugler explained that HUD provides money through Capital Funding to modernize and upgrade Public Housing Units, only. Mr. Kugler presented the Capital Funding Plan for the 2014-15 fiscal year. It is anticipated that the Agency will receive somewhere around \$1,130,000, about the same as last year. The plan shows that approximately \$133,000 will be spent on site improvements, \$90,000 on non-dwelling improvements, \$570,000 on dwelling structures, \$220,000 on operations, \$116,000 on administration and miscellaneous.

The meeting was adjourned at 3:07 P. M.



Margaret Lowe, Deputy Executive Director

Section VI: Administrative (B) Public Process

NOTICE OF PUBLIC COMMENT PERIOD NOTICE OF PUBLIC HEARING HOUSING AUTHORITY OF THE COUNTY OF TULARE

Housing Authority
of the
County of Tulare

April 1, 2014

Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

The Housing Authority of the County of Tulare will be holding a public hearing regarding the Moving-to-Work (MTW) Demonstration Program Tuesday, April 15, 2014 at 3:00 P.M. at the above address.

The discussion items will include plans for revisions to the Housing Authority Moving-to-Work program and change how income will be determined for workable adults living with elderly and disabled. The document for discussion is on file at the Housing Authority of the County of Tulare office 5140 West Cypress Avenue, Visalia, CA and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

Any individual, group or agency may submit written comments on the proposed amendment. All comments received by the Housing Authority by May 2, 2014 by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners prior to authorizing submittal of the MTW Plan and Capital Funding priorities to HUD. Comments may be made at the hearing, or you may submit them in writing to:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

HOUSING AUTHORITY OF THE COUNTY OF TULARE

By: KEN KUGLER, Executive Director

MWMTWNoticeOfPublicCommentPeriod.doc

ADMINISTRATIVE
OFFICE
540
West
Cypress
Avenue
P.O. Box 791
Visalia, CA
93279
(559) 627-3700
FAX (559) 739-8163
WEB SITE: www.haut.org
TTY: 559-739-8299

COMMUNITY
OFFICE
1445
South
Coulter
Avenue
P.O. Box 628
Visalia, CA
93278
(559) 627-4299
FAX (559) 739-8163

VISALIA
OFFICE
1109
South
Coulter
Avenue
Visalia, CA
93277
(559) 739-8163
FAX (559) 739-8163

REAR
OFFICE
210
South
Coulter
Avenue
Visalia, CA
93277
(559) 739-8163
FAX (559) 739-8163

FOUR CORNERS
OFFICE
250
North
Coulter
Avenue
Visalia, CA
93277
(559) 739-8163
FAX (559) 739-8163

LEWIS
FARM 4018
COURT
1435 S
Coulter
Avenue
Visalia, CA
93277
(559) 739-8163
FAX (559) 739-8163

WOODHILL
FARM 1408
COURT
1515 S
Coulter
Avenue
Visalia, CA
93277
(559) 739-8163
FAX (559) 739-8163

EQUAL HOUSING OPPORTUNITY

Section VI: Administrative (B) Public Process

Visalia Newspapers, Inc.
P.O. Box 31, Visalia, CA 93279
559-735-3200 / Fax 559-735-3210

Ken
cc: MGL
Chany

Certificate of Publication

State Of California ss:
County of Tulare

Advertiser: HOUSING AUTHORITY OF TULARE CO
5140 W CYPRESS AVE
VISALIA , CA 93277

0000278235

NOTICE OF PUBLIC COMMENT PERIOD NOTICE OF PUBLIC HEARING HOUSING AUTHORITY OF THE COUNTY OF TULARE

April 1, 2014

Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-0701

The Housing Authority of the County of Tulare is holding a public hearing regarding the Moving-to-Work 2014-2015 Demonstration Project. Tuesday, April 1, 2014 at 6:00 P.M. at the above address.

The discussion items will include plans for rent-steps in the Housing Authority Moving-to-Work program and change from flexible will be determined for individual units being sold, rented and disabled. The document for discussion is on file in the Housing Authority of the County of Tulare, Office 5140 West Cypress Avenue, Visalia, CA and may be examined or copied weekdays 9:00 A.M. to 5:00 P.M.

Any individual, group or agency may submit written comments on the proposed amendments. All comments received by the Housing Authority by May 2, 2014 by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners. (Hearings are held on the 1st, 3rd, 5th, 7th, and 9th of each month.) Comments may be submitted at the hearing, or may be submitted in writing to the Housing Authority at the above address.

Housing Authority of the County of Tulare
Post Office Box 281
Visalia, CA 93278

HOUSING AUTHORITY OF THE
COUNTY OF TULARE

By: KEN KESLER, Executive Director

AVISO DE PERIODO DE COMENTARIO PUBLICO
AVISO DE AUDIENCIA PUBLICA
AUTORIDAD DE VIVIENDAS DEL
CONDADO DE TULARE

1 de Abril del 2014

Autoridad de Vivienda del Condado de Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-0701

La Autoridad de Vivienda del Condado de Tulare es realizando una audiencia pública sobre el Programa de Proyecto de Demostración de Vivienda de Trabajo 2014-2015. El día de la audiencia pública es el martes 1 de abril del 2014, a las 6:00 P.M. en la dirección anteriormente mencionada.

Los artículos en discusión incluirán planes para

RE: NOTICE OF PUBLIC COMMENT PERIOD NOTICE

I, Maria Perez, Accounting Clerk, for the below mentioned newspaper(s), am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper:

Visalia Times-Delta

4/1/2014

I acknowledge that I am a principal clerk of said paper which is printed and published in the City of Visalia, County of Tulare, State of California. The Visalia Times Delta was adjudicated a newspaper of general circulation on July 25, 2001 by Tulare County Superior Court Order No. 41-20576. The Tulare Advance Register was adjudicated a newspaper of general circulation on July 25, 2001 by Superior Court Order No. 52-43225.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 1 day of April, 2014 in Visalia, California.

Declarant



Section VI: Administrative (B) Public Process

MINUTES OF THE MOVING TO WORK PUBLIC HEARING

APRIL 15, 2014

The Executive Director of the Housing Authority of the County of Tulare, Ken Kugler, opened the meeting at 3:02 P. M., with Margaret Lowe and Miguel Perez in attendance. Margaret Lowe explained that the purpose of the Hearing was to discuss proposed changes to the MTW program 2014/2015 fiscal year. Ms. Lowe stated that the Housing Authority was planning on making one change to the MTW program during the upcoming year.

Hand outs were provided that explained the PHA plan to assess "Imputed Income" to Work Able individuals residing in the Housing Authority's Section 8 and Public Housing Elderly and Disabled households who do not currently have a time limit. A definition of Work Able was given, as well and an explanation of Hardship provisions which could grant exceptions to the policy on either a temporary or permanent basis in documented hardship cases.

There was not discussion of the issues.

The meeting was adjourned at 3:12 P. M.



Margaret Lowe, Deputy Executive Director

Section VI: Administrative (B) Public Process

MINUTES OF THE RESIDENT COUNCIL HOUSING AUTHORITY OF THE COUNTY OF TULARE THURSDAY, APRIL 3, 2014

Members Present:

Irene Rodrigues
Linda Kilgore
Alice Medina
Robert Hutchins
Kimberly Dawson

Members Absent:

None

Staff Present:

Margaret Lowe, Deputy Executive Director
Rosaline Child, Controller
Jessica De Santiago, Occupancy Program Specialist
Miguel Perez, Program Coordinator

Introductions were made for all the new members and staff attending the meeting for the first time. Election of officers was tabled until the next meeting.

Rosaline Child reviewed the Capital Fund plan for the agency for the coming fiscal year (2014-2015). This money is a "Fair Share" non-competitive allocation from HUD for modernization and rehabilitation of our 710 public-housing units. This is for work which will begin on July 1, 2014. This coming year the agency is expecting about \$1,176,732. For next year we are planning to use some of the money for dwelling improvements, site improvements, fees and administration. The various items planned for dwelling improvements include: replacement of coolers and air conditioners, landscaping, cement and asphalt work, cabinets, and roofing replacement. The Council was asked about other items which should be included. There were no suggestions at this time.

Margaret Lowe reviewed the scholarship program with the council where scholarships are offered to graduating seniors. Letters were sent out the end of January, and were due back by the end of March. Interviews will be held shortly.

Ms. Lowe then brought up the Moving-to-Work (MTW) Agency Plan. She gave an overview of the program and the three statutory objectives our activities are supposed to achieve. There is one new change being proposed this year. Jessica De Santiago and Miguel Perez explained this proposal to the Council. We have been concerned that in some elderly/disabled designated households whose rent is based on income and who have no time limit, there appear to be some family members taking advantage of the head of household so that they do

Section VI: Administrative (B) Public Process

not have to work or try to become self-sufficient. To try to close this loophole, HATC will be proposing to HUD to add an "imputed" income to work-able adults in such homes of \$8,000. This amount is equivalent to less than minimum wage at 20 hours per week. This will not affect eligibility, but would increase the rent for the family. The details of this proposal were discussed with the Council, along with the Hardship provisions which would be put into place. When asked for their input, all the Council members were in favor of the proposal and felt that it could actually be an advantage to some tenants who have family members taking advantage of them and can't deal with the situation on their own. This proposal might get some of the family members to go to work, or move out. There were no negative comments made.

Ms. Lowe asked if there were any suggestions from the Council and there were none.

There was no old business discussed.

Under new business, questions were asked about whether air conditioners would ever replace swamp coolers, and the answer was probably only on a case-by-case basis due to installation and maintenance costs. A question was asked about whether the mail boxes are owned by the Housing Authority or the Post Office since in some cases the mail is getting wet. The answer on that is mixed, and a resident would have to contact their manager to find out in specific instances. Finally, a question was asked about when the City of Visalia would be putting through the Burke St. extension to the West side of the 30-16 complex. We have not been informed as to the date of the, but it could happen shortly.

Since there was no further new business, the meeting was adjourned at 3:55 P.M.

Respectfully submitted,

HOUSING AUTHORITY OF THE COUNTY OF TULARE

By 
MARGARET LOWE
Deputy Executive Director

Section VI: Administrative (B) Public Process



Margaret Lowe
Deputy Executive Director
Housing Authority of Tulare County
5140 West Cypress Avenue
Visalia, CA 93277

Re: Proposed Housing Plan Change

Dear Margaret:

Thank you for allowing CSET the opportunity to provide feedback regarding your proposed changes to the Housing Authority Housing Plan that addresses the workable adults living with elderly or disabled families.

As the Community Action Agency for Tulare County, our mission is to provide services that strengthen youth, families and communities and to advocate for those residents who may not have a voice. The Housing Authority of Tulare County has been a long standing committed partner of CSET. We further recognize that education, employment, and access to stable housing are integral components to moving individuals and families out of poverty.

As was shared in the meeting our only concern would be that youth living in the home who are attending college full time would not be required to work too many hours that could create additional barriers towards their ultimate educational success. Furthermore, that care givers would not be affected with this program change.

We understand that the proposed changes to the program will further allow more individuals to participate in this invaluable program in the community. It is our hope that your proposal will be provided thoughtful consideration. If I can be of additional assistance please do not hesitate to contact me at (559) 732-4194.

Sincerely,

Mary Alice Escarsega-Fechner
Executive Director

312 N.W. 3rd Avenue
Visalia, CA 93291

Phone
(559) 732-4194
Fax
(559) 733-3971
www.cset.org
Cushman
(559) 551-1030
Earl Mart
(551) 248-2860
Porterfield
(559) 288-1440
Tulare
(559) 684-1987
Cutter/Cross
(559) 528-1030
Pisley
(559) 737-1601

CSET - Where community happens.

Section VI: Administrative (C) Description of Formal Evaluations

HATC does not plan to do any specific evaluations or any other type of assessment with regard to the MTW program.

Section VI: Administrative (D) Annual Statement & Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: TULARE COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P03050114 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2014/2015 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	235,347			
3	1408 Management Improvements	117,000			
4	1410 Administration (may not exceed 10% of line 21)	117,673			
5	1411 Audit	2,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,887			
8	1440 Site Acquisition				
9	1450 Site Improvement	179,975			
10	1460 Dwelling Structures	494,350			
11	1465.1 Dwelling Equipment—Nonseparable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Section VI: Administrative (D) Annual Statement & Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: TULARE COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P050114 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,176,732			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Section VI: Administrative (D) Annual Statement & Evaluation Report

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: TULARE COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P03050114 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE	OPERATIONS	1406		235,347				
HA-WIDE	MANAGEMENT IMPROVEMENTS (Dinuba & Visalia Shop expansion, includes landscaping & Park area)	1408		117,000				
HA-WIDE	ADMINISTRATION	1410		117,673				
HA-WIDE	AUDIT	1411		2,500				
HA-WIDE	FEES & COSTS	1430		29,887				
HA-WIDE	SITE IMPROVEMENTS (landscaping, cement work, erosion control, carport painting,, seal parking lot)	1450		179,975				
HA-WIDE	DWELLING STRUCTURES (roofs, cabinets, countertops, appliances, A/C, coolers, carpets & flooring)	1460		494,350				
	TOTAL			1,176,732				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

² To be completed for the Performance and Evaluation Report.

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¹ Obligation and expenditure and dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

MTW HARDSHIP POLICY

The Housing Authority recognizes that substantial, unforeseen hardships may arise, such that families cannot pay their full rent or would experience a significant rent increase. In such cases, the families may apply to the Housing Authority for relief. The Housing Authority shall consider such a request, taking into consideration other local resources available to the family. Such requests must be in writing, stating the reason for the hardship and the expected duration.

Relief may consist of the following:

1. Deferral of a portion of the rent.
2. Extension of the assistance period
3. Conversion to the income based program (if family is on the program with a fixed subsidy and time limit)
4. A full or partial waiver of imputed income amounts per work-able family member

Consideration will be given for hardship when a family has suffered a catastrophic change, which caused the death, illness or long-term disability of an adult family member, which resulted in the loss of income to the family. These families will be referred to CSET for an assessment of options and links to other community resources for recovery. A contract will be signed with the family stipulating the change to their Moving-to-Work assistance/rent and the steps the family will take to work toward self-sufficiency. The contract will specify the amount by which the family's portion of rent has changed, and for what duration. The amount by which the rent will be changed will be determined by Housing Authority staff on a case-by-case basis.

If all possible work-able family member(s) become(s) permanently disabled, the family will automatically be changed to a traditional income-based program with no time limit, without having an assessment done by CSET or submitting a hardship request in writing.

In cases where a CSET evaluation is not possible or productive, and where there are still possible work-able family members, the hardship request will be presented to a Hardship Committee made up of community citizens who have sufficient knowledge of the MTW program to make informed decisions as to the disposition of rental assistance for such families. Decisions of the Hardship Committee will be final.

This policy is not intended to apply to seasonal income fluctuations, nor minor or temporary reductions of income.

Appendix B: VAWA and DOJ Reauthorization Act Compliance

VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005 COMPLIANCE

The Housing Authority of Tulare County has implemented the policies of the *Violence Against Women and Department of Justice Reauthorization Act of 2005* (VAWA). Under those policies, Section 8 program tenants and landlords are informed of the requirements of the law, both in letters and in the revised-section contracts and tenancy addendums. Any questions by landlords are referred to our attorney.

Our public-housing staff is trained to watch for the effects of domestic violence and to intervene where appropriate. When eviction notices are served for causes other than non-payment of rent, letters and certification forms informing tenants of their VAWA rights are given to the family members involved so they can inform the agency of any domestic violence and the eviction can be bifurcated.

The agency cooperates with the various shelters in the jurisdiction. When informed of domestic-violence situations, either by shelter staff or the tenants themselves, the families are informed where they can stay temporarily and get any legal help they may need.

Agency policies include provisions to assist remaining family members while taking measures to evict or restrict the abuser from access to the unit or the complex.